

IN RE: PETITION FOR ZONING VARIANCE
E/S W. Aylesbury Road, 55 ft.
N of c/l Fox Tail Road
18 W. Aylesbury Road
8th Election District
4th Councilmanic
Legal Owner: Kilmarnock Assoc.
Contract Purchaser: Krieger
Enterprises, Inc.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE No. 92-435-A

ORDER OF DISMISSAL

The Petitioner herein requested a Zoning Variance from Section 409.8A4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 0 ft. parking setback from street r/w, in lieu of required 10 ft.; a variance from Section 409A2 of the B.C.Z.R. to permit 38 parking spaces in lieu of required 70; and a variance from Section 409.4 of the B.C.Z.R. to permit parking on a drive in lieu of an aisle; and,

WHEREAS, the matter was set in for a hearing on August 11, 1992, 9:00 A.M.; and,

WHEREAS, a letter dated August 10, 1992 was hand delivered to the Office of the Zoning Commissioner requesting that the matter be withdrawn, in the above captioned case, from John Gontum, Esquire, the Petitioner's attorney.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 12th day of August, 1992 that the Petition for Zoning Variance, in the above captioned case, be and the same is hereby DISMISSED without prejudice.

LRS:mmm

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 11, 1992

John B. Gontum, Esquire
Romadka, Gontum and McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 92-435-A
Petition for Variance
Krieger Enterprises, Inc., Contract Purchaser
Kilmarnock Associates, Legal Owner

Dear Mr. Gontum:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LRS:mmm
att.



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 18 W. Aylesbury Road
which is presently zoned ML-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.8A4 of the BCZR to permit a 0' parking setback from street r/w in lieu of required 10'; 409A2 of the BCZR to permit 38 parking spaces in lieu of required 70. 409.4 to permit parking on a drive in lieu of an aisle.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
1. Additional parking available on adjacent property.
2. Site configuration and layout make additional parking impossible

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Control Purchase/Lessor
Krieger Enterprises, Inc.
Type of Petitioner
Signature
18 W. Aylesbury Rd.
Address
Towson, Md 21204
City State Zip
Name of Petitioner
John B. Gontum
Type of First Name
Address
Phone No
City State Zip
Romadka, Gontum & McLaughlin
814 Eastern Blvd.
Address
Baltimore, Md 21221
City State Zip
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No
ESTIMATED LENGTH OF HEARING
45 min
The following date
Hear Two Months
ALL OTHER
REVIEWED BY: [Signature] DATE: 8/14/92

ORDER RECEIVED FOR FILING
Date
By

Paul Lee P.E.

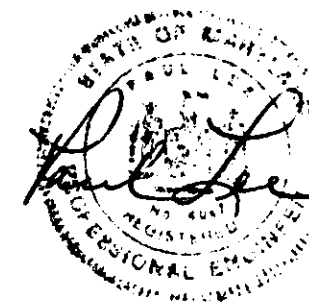
Paul Lee Engineering, Inc.
306 W. Pennsylvania Ave.
Towson, Maryland 21204
410-821-5341

DESCRIPTION
18 W. AYLESBURY ROAD

8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of W. Aylesbury Road, said point also being located Northerly - 55' from the center of Fox Tail Road; thence binding on the east side of W. Aylesbury Road the two following courses and distances: (1) Due North - 85.88' and by a curve to the left (2) R= 3040.00' for a length of 201.02' to intersect the south side of Crowther Avenue; thence binding on the south side of Crowther Avenue, (3) S 66°24'12" E - 29.07' and (4) N 73°27'42" E - 208.00'; thence leaving said south side of Crowther Avenue, (5) S 15°09'30" E - 345.97' to the north side of Fox Tail Road; thence binding on the north side of Fox Tail Road and by a curve to the right (6) R= 710.00' for a length of 148.08' and (7) Due West - 147.85', and (8) N 45°00'00" W - 21.21' to the east side of W. Aylesbury Road and point of beginning.

Containing 1.967 Acres of land, more or less.



J.O. 92-009
5-5-92

Engineers - Surveyors - Site Planners

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: May 28, 1992
Posted for: John B. Gontum, Esquire
Petitioner: John B. Gontum, Esquire
Location of property: 18 W. Aylesbury Road, S.E. of the E.L.R.
at the intersection of Fox Tail Road to W. Aylesbury Road
Location of Signs: Handwritten on subject property & adjacent property
Remarks: See above
Posted by: L. E. Schmidt Date of return: May 28, 1992
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 123482
DATE: 5/14/92 ACCOUNT: 111-15
AMOUNT: \$ 250.00
RECEIVED FROM: John B. Gontum, Esquire
FOR: Zoning Variance
VALIDATION OR SIGNATURE OF CASHIER
CASHIER: [Signature] FEE: [] AUDIT: [] YELLOW: [] CUSTOMER: []

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
DATE: 6/8/92
Krieger Enterprises, Inc.
18 W. Aylesbury Road
Towson, Maryland 21204
RE:
CASE NUMBER: 92-435-A
E/S W. Aylesbury Road, 55' N of c/l Fox Tail Road
18 W. Aylesbury Road - 8th Election District - 4th Councilmanic
Legal Owner(s): Kilmarnock Associates
Contract Purchaser(s): Krieger Enterprises, Inc.
Dear Petitioner(s):
Please be advised that \$ 79.73 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.
[Signature]
DIRECTOR
cc: John B. Gontum, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
May 19, 1992
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
CASE NUMBER: 92-435-A
E/S W. Aylesbury Road, 55' N of c/l Fox Tail Road
18 W. Aylesbury Road - 8th Election District - 4th Councilmanic
Legal Owner(s): Kilmarnock Associates
Contract Purchaser(s): Krieger Enterprises, Inc.
HEARING: THURSDAY, JUNE 18, 1992 at 11:00 a.m.
Variance to permit a zero parking setback from street right-of-way in lieu of the required 10 feet; to permit 38 parking spaces in lieu of required 70; and to permit parking on a drive in lieu of an aisle.
[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner of
Baltimore County
cc: Krieger Enterprises, Inc.
John B. Gontum, Esq.
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 28, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN,

S. Zabo Delmar
Publisher

\$44.73



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

Account: R-001-6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/8/92

5/13/92 H9200468

PUBLIC HEARING FEES QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$250.00
TOTAL: \$250.00
LAST NAME OF OWNER: KILMARNOCK ASSOC.

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

RE: Item No. 468, Case No. 92-435-A
Petitioner: Kilmarnock Associates
Petition for Variance

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this 8th day of May, 1992.

ARNOLD JABLON
DIRECTOR

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Kilmarnock Associates, et ux
Petitioner's Attorney: John B. Gontrum

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: May 26, 1992

SUBJECT: 18 W. Aylesbury Road

INFORMATION:

Item Number:

Petitioner: Kilmarnock Associates

Property Size: 1.97 acres

Zoning: ML-1M

Requested Action: Variance

Hearing Date: 6 / 18 / 92 11:00 a.m.

SUMMARY OF RECOMMENDATIONS:
The Petitioner is requesting a variance to permit a 0' parking setback from the street right of way in lieu of the required 10', to permit 38 parking spaces in lieu of the required 70 and to permit parking on a drive in lieu of an aisle.

The Office of Planning and Zoning recommends DENIAL of the petitioner's request.

RECEIVED
JUN 2 1992
ZONING OFFICE

ZAC COMMENTS
The building on this site was designed and constructed to accommodate warehouse and office uses where parking requirements are minimal. The building encompasses the majority of the site and very little land area remains for parking. An athletic club generates an extremely high volume of traffic which would require a great deal of parking to accommodate the athletic club members. Insufficient parking on the site will force patrons to park in adjacent parking lots and public streets and compete with adjacent businesses for parking spaces. An opportunity exists for the engineer to include 10 or 12 additional parking spaces in the area where 22 parking spaces currently exist. Also a backup is required for the two end parking spaces closest to the building. The building is constructed of concrete block with loading docks and dumpsters facing Aylesbury Road. The site is devoid of landscaping should be required along all public rights of way serving this site especially along Aylesbury Road. The minimum requirement is a ten foot landscape strip and 7% of all surface parking should be devoted to landscaping.

FM:rdn

Prepared by:

Division Chief:

468.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 27, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 468

The Developers Engineering Division has reviewed the subject zoning item. The developer is required to dedicate the right-of-way for Crowther Avenue and cut-back at Aylesbury Road.

If the variance is granted, please provide a landscape plan to the Developers Engineering Division committing to streetscape requirements of the Baltimore County Landscape Manual along Crowther Avenue and Aylesbury Road. Approval from Baltimore County is required for planting in the right-of-way.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

RECEIVED
JUN 2 1992
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 22, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 18, 1992

ITEM NUMBER: 468

1. The proposed access off Crowther Ave. and the proposed internal travelway needs to be 16 ft. wide minimum, some parking spaces may have to be eliminated.
2. It appears that some additional parking spaces can be provided along the eastern property line. This is certainly desirable.
3. One-Way, Do Not Enter signs need to be shown where appropriate.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/dm

RECEIVED
JUN 2 1992
ZONING OFFICE

Project Name	Waiver Number	Zoning Issue	Meeting Date
Phillip And Carol Faulkenkious	461		5-18-92 NC
DED DEPRM RP STP TE			
August J. And Elsie W. Seifert	464		Comment
DED DEPRM RP STP TE			
Francis D. And Suzanne L. Bowie	465		NC
DED DEPRM RP STP TE			
Robert M. And Joan M. Greene	466		NC
DED DEPRM RP STP TE			
Joseph P. And Gloria G. Connors	467		NC
DED DEPRM RP STP TE			
Kilmarnock Associates	468		Comment
DED DEPRM RP STP TE			
Automaster, Inc.	469		Comment
DED DEPRM RP STP TE			
Douglas And Mary Holschneider	470		Comment
DED DEPRM RP STP TE			
Reisterstown Bible Church	471		Comment
DED DEPRM RP STP TE			
Pikesville Partnership	472		Comment
DED DEPRM RP STP TE			
Baltimore Gas And Electric Company	475		Comment
DED DEPRM RP STP TE			
Charles R. Carroll	476		Comment
DED DEPRM RP STP TE			

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joseph P. And Gloria G. Connors	467		5-18-92 NO COMMENTS
DED DEPRM RP STP TE			
Kilmarnock Associates	468		NO COMMENTS
DED DEPRM RP STP TE			
Automaster, Inc.	469		NO COMMENTS
DED DEPRM RP STP TE			
Douglas And Mary Holschneider	470		IN PROCESS
DED DEPRM RP STP TE			
Reisterstown Bible Church	471		NO COMMENTS
DED DEPRM RP STP TE			
Pikesville Partnership	472		IN PROCESS
DED DEPRM RP STP TE			
Baltimore Gas And Electric Company	475		IN PROCESS
DED DEPRM RP STP TE			
Charles R. Carroll	476		IN PROCESS
DED DEPRM RP STP TE			
Alonso G. And Virginia G. Decker	473		IN PROCESS
DED DEPRM RP STP TE			

COUNT 13
Huntington Development Corporation (Hunting Tweed Drive)
442 5-4-92 IN PROCESS

COUNT 1
FINAL TOTALS
COUNT 21

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
MAY 22, 1992
(301) 887-4500
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: KILMARNOCK ASSOCIATES
Location: #18 WEST AYLESBURY ROAD
Item No.: +468 (MJK) Zoning Agenda: MAY 18, 1992

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John B. Gontrum* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 26 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 6/1/92

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Philip And Carol Faulkenkious	461	No Comments	5-18-92
DED DEPRM RP STP TE			
✓ August J. And Elsie W. Seifert	464	No Comments	
DED DEPRM RP STP TE			
✓ Francis D. And Suzanne L. Bovie	465	No Comments	
DED DEPRM RP STP TE			
✓ Robert N. And Joan M. Greene	466	No Comments	
DED DEPRM RP STP TE			
✓ Joseph P. And Gloria G. Connore	467	No Comments	
DED DEPRM RP STP TE			
✓ Kilmarnock Associates	468	No Comments	
DED DEPRM RP STP TE			
✓ Automaster, Inc.	469	No Comments	
DED DEPRM RP STP TE			
✓ Douglas And Mary Holschneider	470	No Comments	
DED DEPRM RP STP TE			
✓ Reisterstown Bible Church	471	No Comments	
DED DEPRM RP STP TE			
✓ Pikesville Partnership	472	No Comments	
DED DEPRM RP STP TE			
✓ Baltimore Gas And Electric Company	475	No Comments	
DED DEPRM RP STP TE			
✓ Charles R. Carroll	476	No Comments	
DED DEPRM RP STP TE			

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
JULY 6, 1992

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 92-435-A
LEGAL OWNER: KILMARNOCK ASSOCIATES
LOCATION: 18 W AYLESBURY ROAD

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

TUESDAY, AUGUST 11, 1992 at 9:00 a.m. in RM. 118, COURTHOUSE.
IN THE BALTIMORE COUNTY, TOWSON, MARYLAND 21204.

Lawrence E. Schmidt
Lawrence E. Schmidt

ZONING COMMISSIONER
BALTIMORE COUNTY

cc:

Baltimore County Government
Zoning Commission
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204
June 17, 1992
(410) 887-4386

John B. Gontrum, Esquire
814 Eastern Boulevard
Essex, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
E/S W. Aylesbury Road, 55' N of the c/l of Fox Tail Road
(18 W. Aylesbury Road)
8th Election District - 4th Councilmanic District
Kilmarnock Associates - Petitioner
Case No. 92-435-A

Dear Mr. Gontrum:

This letter is to confirm receipt of your letter dated June 16, 1992 and our conversation this date in which you requested a postponement of the above captioned matter which is scheduled for hearing on Thursday, June 18, 1992.

As we agreed, I will place your request on the record at the hearing on Thursday, and you and your client will not be required to attend. By copy of this letter to Gwendolyn Stephens, Docket Clerk, this matter will be rescheduled for hearing as docketing permits and you will be notified accordingly of the new date and time.

In the event you have any further questions on the subject, please feel free to contact me.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Gwendolyn Stephens, Docket Clerk

People's Counsel

File

LAW FIRM
Romadka, Gontrum & McLaughlin, P.A.
814 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE: (410) 686-8274
FAX # 686-8118

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

DONALD H. SHEFFY
NANCY E. DWYER**
ELIZABETH A. VANNI
MARY H. BUCHANAN
SHARON R. GAMBLE

*Also admitted in District of Columbia
**Also admitted in Florida

June 16, 1992

RECEIVED
JUN 17 1992
ZONING COMMISSIONER

Timothy M. Kotroco
Deputy Hearing Examiner
Zoning Office
Old Court House
Towson, Maryland 21204

Re: Krieger Enterprises, Inc.
Case No: 92-435-A

Dear Mr. Kotroco:

As we discussed, I wish on behalf of my client, Krieger Enterprises, Inc. and Kilmarnock Associates, to request a postponement from our case scheduled for Thursday, June 18, 1992 at 11:00 a.m.

We are in the process of negotiating for additional parking with respect to this facility, and this parking negotiation we believe will be very important in determining what variance we ultimately need, if any. We appreciate your courtesy with respect to this matter.

Very truly yours,

John B. Gontrum
John B. Gontrum

JBG/ej

cc: Mr. Eric Krieger

LAW FIRM
Romadka, Gontrum & McLaughlin, P.A.
814 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE: (410) 686-8274
FAX # 686-8118

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

DONALD H. SHEFFY
NANCY E. DWYER**
ELIZABETH A. VANNI
MARY H. BUCHANAN
SHARON R. GAMBLE

*Also admitted in District of Columbia
**Also admitted in Florida

August 10, 1992

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County
Office of Zoning Administration
and Development Management
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No: 92-435-A
Kilmarnock Associates

Dear Mr. Schmidt:

I hereby request that you dismiss the Petition for Zoning Variance Hearing that is scheduled for Tuesday, August 11, 1992 at 9:00 a.m. on the herein above captioned matter.

Thank you for your consideration.

Very truly yours,

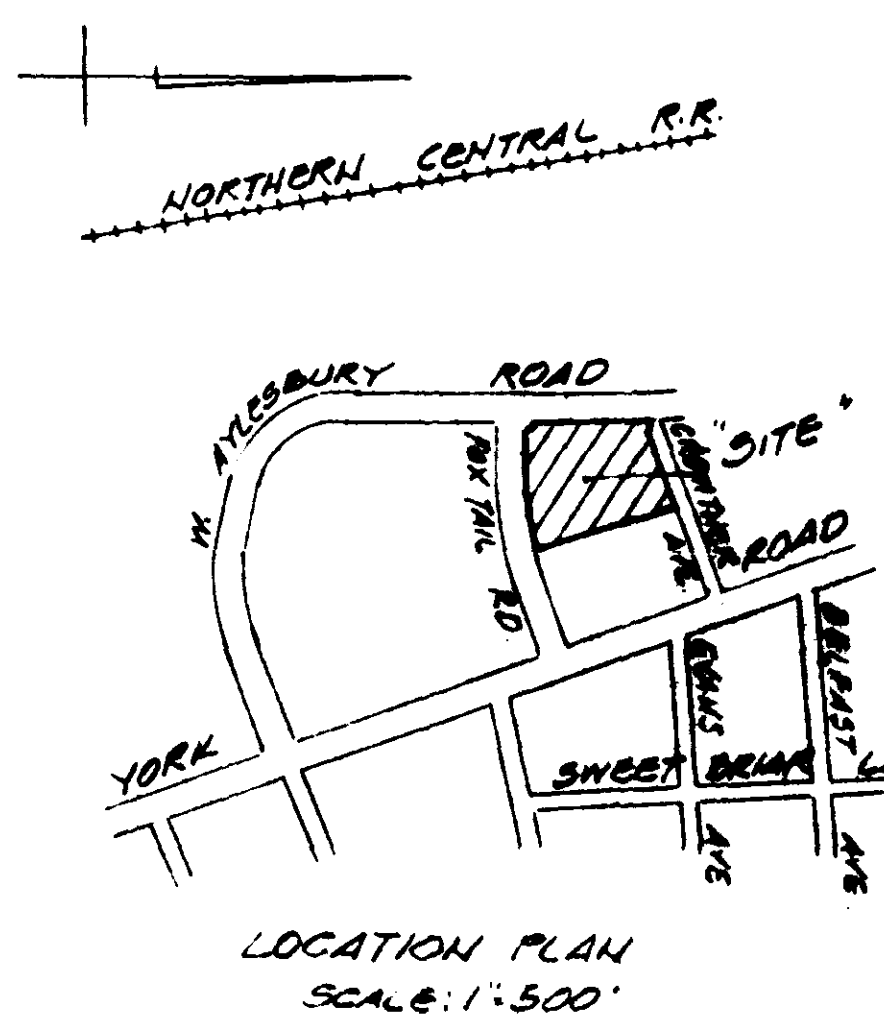
John B. Gontrum
John B. Gontrum

JBG/ej

cc: Mr. Eric Krieger

RECEIVED
AUG 11 1992
ZONING OFFICE





1. AREA OF PROPERTY = 1.96 AC. (85,682 S.F.)

2. EXISTING ZONING OF PROPERTY = "ML-1M"

3. EXISTING USE OF PROPERTY = "OFFICE & WAREHOUSE"

4. PROPOSED ZONING OF PROPERTY = "ML-1M"

5. PROPOSED USE OF PROPERTY = "OFFICE, WAREHOUSE & ATHLETIC CLUB"

6. REQUIRED OFF-STREET PARKING:

A. CHESAPEAKE ENGR. 3,000 S.F. OFFICE @ 3.3/1000	= 2.9
B. PLANTTABLES: OFFICE - 850 S.F. @ 3.3/1000	= 2.8
WAREHOUSE - 15,650 S.F. @ 25MP/MAX. SHIFT	= 2.0
C. CURIOUS CREATION: MANUFACTURING-1000 S.F. @ 25MP/MAX. SHIFT	= 3.0
D. DEAD STORAGE: 14,815 S.F. @ 25MP/MAX. SHIFT	= 2.0
E. PROPOSED GOLD FAMILY FITNESS - 5,000 S.F. @ 10/1000	= 5.0
F. TOTAL REQUIRED PARKING	= 69.7 RS.
	= 70 RS.

7. NUMBER OF PARKING SPACES SHOWN:

A. EXISTING SPACES	= 22
B. PROPOSED SPACES	= 16
C. TOTAL PROPOSED PARKING SPACES	= 38 RS.

8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.644 OF THE BCCR TO PERMIT A 0' PARKING SETBACK FROM A ROAD R/W IN LIEU OF THE REQUIRED 10' (A VAR. OF 10').

9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.642 OF THE BCCR TO PERMIT 38 RS IN LIEU OF THE REQUIRED 70 RS. (A VAR. OF 32 RS.)

10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.4 OF THE BCCR TO PERMIT PARKING ON A DRIVE IN LIEU OF AN AISLE.

11. ANY SIGN(S) SHALL CONFORM WITH SECTION 413 OF THE BCCR AND ALL ZONING POLICIES.

12. F.A.R. PERMITTED = 85,682 x 3 = 257,046 S.F., EX.F.A.R. = 42318 S.F. (0.67)

13. PUBLIC UTILITIES AVAILABLE TO SITE.

14. PROPERTY ORIGINALLY ZONED "ML" - 12-S-62, CASE #5708.

92-435-A

468

PLAT TO ACCOMPANY PETITION
FOR

VARIANCES

*18 W. AYLESBURY ROAD

BTELECT 2 ST BALTIMORE COUNTY, MD.
SCALE 1/4" = 30' MAY 5, 1992

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204



IN RE: PETITION FOR ZONING VARIANCE
E/S W. Aylesbury Road, 55 ft.
N of c/l Fox Tail Road
18 W. Aylesbury Road
8th Election District
4th Councilmanic
Legal Owner: Kilmarnock Assoc.
Contract Purchaser: Krieger
Enterprises, Inc.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE No. 92-435-A

ORDER OF DISMISSAL

The Petitioner herein requested a Zoning Variance from Section 409.8A4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 0 ft. parking setback from street r/w, in lieu of required 10 ft.; a variance from Section 409A2 of the B.C.Z.R. to permit 38 parking spaces in lieu of required 70; and a variance from Section 409.4 of the B.C.Z.R. to permit parking on a drive in lieu of an aisle; and,

WHEREAS, the matter was set in for a hearing on August 11, 1992, 9:00 A.M.; and,

WHEREAS, a letter dated August 10, 1992 was hand delivered to the Office of the Zoning Commissioner requesting that the matter be withdrawn, in the above captioned case, from John Gontum, Esquire, the Petitioner's attorney.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 12th day of August, 1992 that the Petition for Zoning Variance, in the above captioned case, be and the same is hereby DISMISSED without prejudice.

LRS:mmm

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 11, 1992

John B. Gontum, Esquire
Romadka, Gontum and McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 92-435-A
Petition for Variance
Krieger Enterprises, Inc., Contract Purchaser
Kilmarnock Associates, Legal Owner

Dear Mr. Gontum:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LRS:mmm
att.



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 18 W. Aylesbury Road
which is presently zoned ME-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.8A4 of the BCZR to permit a 0' parking setback from street r/w in lieu of required 10'; 409A2 of the BCZR to permit 38 parking spaces in lieu of required 70. 409.4 to permit parking on a drive in lieu of an aisle.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Additional parking available on adjacent property.
2. Site configuration and layout make additional parking impossible

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

Krieger Enterprises, Inc.

18 W. Aylesbury Rd.

Towson, Md 21204

John B. Gontum

814 Eastern Blvd.

Baltimore, Md 21221

686-8274

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Paul Lee P.E.

Paul Lee Engineering, Inc.

306 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5341

DESCRIPTION

18 W. AYLESBURY ROAD

8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of W. Aylesbury Road, said point also being located Northerly - 55' from the center of Fox Tail Road; thence binding on the east side of W. Aylesbury Road the two following courses and distances: (1) Due North - 85.88' and by a curve to the left (2) R= 3040.00' for a length of 201.02' to intersect the south side of Crowther Avenue; thence binding on the south side of Crowther Avenue, (3) S 66°24'12" E - 29.07' and (4) N 73°27'42" E - 208.00'; thence leaving said south side of Crowther Avenue, (5) S 15°09'30" E - 345.97' to the north side of Fox Tail Road; thence binding on the north side of Fox Tail Road and by a curve to the right (6) R= 710.00' for a length of 148.08' and (7) Due West - 147.85', and (8) N 45°00'00" W - 21.21' to the east side of W. Aylesbury Road and point of beginning.

Containing 1.967 Acres of land, more or less.



J.O. 92-009
5-5-92

Engineers - Surveyors - Site Planners

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: May 28, 1992
Posted for: Local Business Review
Petitioner: Local Business Review
Location of property: 18 W. Aylesbury Road, S.E. of the E.L.R.
at the intersection of Fox Tail Road and W. Aylesbury Road
Location of Signs: Handwritten on subject property & adjacent property
Remarks: Handwritten
Posted by: Handwritten Date of return: May 28, 1992
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 123482

DATE: 5/14/92 ACCOUNT: 111-15

AMOUNT: \$ 250.00

RECEIVED FROM: Call's Finance

FOR: Zoning Variance

07/20/2010 01:11:00 \$250.00

VALIDATION OR SIGNATURE OF CASHIER

DATE: 5/14/92 ACCOUNT: 111-15

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 28, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN,

S. Zabo Delmar
Publisher

\$44.73



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R-001-6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/8/92

5/13/92 H9200468

PUBLIC HEARING FEES QTY PRICE

020 -ZONING VARIANCE (OTHER) 1 X \$250.00

TOTAL: \$250.00

LAST NAME OF OWNER: KILMARNOCK ASSOC.

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6/8/92

Krieger Enterprises, Inc.
18 W. Aylesbury Road
Towson, Maryland 21204

RE:
CASE NUMBER: 92-435-A
E/S W. Aylesbury Road, 55' N of c/l Fox Tail Road
18 W. Aylesbury Road - 8th Election District - 4th Councilmanic
Legal Owner(s): Kilmarnock Associates
Contract Purchaser(s): Krieger Enterprises, Inc.

Dear Petitioner(s):

Please be advised that \$ 79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARMED JAMES
DIRECTOR

cc: John B. Gontum, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 19, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-435-A
E/S W. Aylesbury Road, 55' N of c/l Fox Tail Road
18 W. Aylesbury Road - 8th Election District - 4th Councilmanic
Legal Owner(s): Kilmarnock Associates
Contract Purchaser(s): Krieger Enterprises, Inc.
HEARING: THURSDAY, JUNE 18, 1992 at 11:00 a.m.

Variance to permit a zero parking setback from street right-of-way in lieu of the required 10 feet; to permit 38 parking spaces in lieu of required 70; and to permit parking on a drive in lieu of an aisle.

LAWRENCE E. SCHMIDT
Zoning Commissioner of
Baltimore County

cc: Krieger Enterprises, Inc.
John B. Gontum, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

RE: Item No. 468, Case No. 92-435-A
Petitioner: Kilmarnock Associates
Petition for Variance

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this
8th day of May, 1992.

ARNOLD JABLON
DIRECTOR

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Kilmarnock Associates, et ux
Petitioner's Attorney: John B. Gontrum

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: May 26, 1992

SUBJECT: 18 W. Aylesbury Road

INFORMATION:

Item Number: 468

Petitioner: Kilmarnock Associates

Property Size: 1.97 acres

Zoning: ML-1M

Requested Action: Variance

Hearing Date: 6 / 18 / 92 11:00 a.m.

SUMMARY OF RECOMMENDATIONS:
The Petitioner is requesting a variance to permit a 0' parking setback from the street right of way in lieu of the required 10', to permit 38 parking spaces in lieu of the required 70 and to permit parking on a drive in lieu of an aisle.

The Office of Planning and Zoning recommends DENIAL of the petitioner's request.

RECEIVED
JUN 2 1992
ZONING OFFICE

ZAC COMMENTS
The building on this site was designed and constructed to accommodate warehouse and office uses where parking requirements are minimal. The building encompasses the majority of the site and very little land area remains for parking. An athletic club generates an extremely high volume of traffic which would require a great deal of parking to accommodate the athletic club members. Insufficient parking on the site will force patrons to park in adjacent parking lots and public streets and compete with adjacent businesses for parking spaces. An opportunity exists for the engineer to include 10 or 12 additional parking spaces in the area where 22 parking spaces currently exist. Also a backup is required for the two end parking spaces closest to the building. The building is constructed of concrete block with loading docks and dumpsters facing Aylesbury Road. The site is devoid of landscaping should be required along all public rights of way serving this site especially along Aylesbury Road. The minimum requirement is a ten foot landscape strip and 7% of all surface parking should be devoted to landscaping.

FM:rdn

Prepared by: _____

Division Chief: _____

468.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 27, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 468

The Developers Engineering Division has reviewed the subject zoning item. The developer is required to dedicate the right-of-way for Crowther Avenue and cut-back at Aylesbury Road.

If the variance is granted, please provide a landscape plan to the Developers Engineering Division committing to streetscape requirements of the Baltimore County Landscape Manual along Crowther Avenue and Aylesbury Road. Approval from Baltimore County is required for planting in the right-of-way.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

RECEIVED
JUN 2 1992
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 22, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 18, 1992

ITEM NUMBER: 468

1. The proposed access off Crowther Ave. and the proposed internal travelway needs to be 16 ft. wide minimum, some parking spaces may have to be eliminated.
2. It appears that some additional parking spaces can be provided along the eastern property line. This is certainly desirable.
3. One-Way, Do Not Enter signs need to be shown where appropriate.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/dm

RECEIVED
JUN 2 1992
ZONING OFFICE

Project Name	Waiver Number	Zoning Issue	Meeting Date
Phillip And Carol Faulkenkious	461		5-18-92 NC
DED DEPRM RP STP TE			
August J. And Elsie W. Seifert	464		Comment
DED DEPRM RP STP TE			
Francis D. And Suzanne L. Bowie	465		NC
DED DEPRM RP STP TE			
Robert M. And Joan M. Greene	466		NC
DED DEPRM RP STP TE			
Joseph P. And Gloria G. Connors	467		NC
DED DEPRM RP STP TE			
Kilmarnock Associates	468		Comment
DED DEPRM RP STP TE			
Automaster, Inc.	469		Comment
DED DEPRM RP STP TE			
Douglas And Mary Holschneider	470		Comment
DED DEPRM RP STP TE			
Reisterstown Bible Church	471		Comment
DED DEPRM RP STP TE			
Pikesville Partnership	472		Comment
DED DEPRM RP STP TE			
Baltimore Gas And Electric Company	475		Comment
DED DEPRM RP STP TE			
Charles R. Carroll	476		Comment
DED DEPRM RP STP TE			

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joseph P. And Gloria G. Connors	467		5-18-92 NO COMMENTS
DED DEPRM RP STP TE			
Kilmarnock Associates	468		NO COMMENTS
DED DEPRM RP STP TE			
Automaster, Inc.	469		NO COMMENTS
DED DEPRM RP STP TE			
Douglas And Mary Holschneider	470		IN PROCESS
DED DEPRM RP STP TE			
Reisterstown Bible Church	471		NO COMMENTS
DED DEPRM RP STP TE			
Pikesville Partnership	472		IN PROCESS
DED DEPRM RP STP TE			
Baltimore Gas And Electric Company	475		IN PROCESS
DED DEPRM RP STP TE			
Charles R. Carroll	476		IN PROCESS
DED DEPRM RP STP TE			
Alonso G. And Virginia G. Decker	473		IN PROCESS
DED DEPRM RP STP TE			

COUNT 13
Huntington Development Corporation (Hunting Tweed Drive)
442 5-4-92 IN PROCESS

COUNT 1
FINAL TOTALS
COUNT 21

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
MAY 22, 1992
(301) 887-4500
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: KILMARNOCK ASSOCIATES
Location: #18 WEST AYLESBURY ROAD
Item No.: +468 (MJK) Zoning Agenda: MAY 18, 1992

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John B. Gontrum* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 26 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *WPK* Date: 6/1/92

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Philip And Carol Faulkenkious	461	No Comments	5-18-92
DED DEPRM RP STP TE			
✓ August J. And Elsie W. Seifert	464	No Comments	
DED DEPRM RP STP TE			
✓ Francis D. And Suzanne L. Bovie	465	No Comments	
DED DEPRM RP STP TE			
✓ Robert N. And Joan M. Greene	466	No Comments	
DED DEPRM RP STP TE			
✓ Joseph P. And Gloria G. Connors	467	No Comments	
DED DEPRM RP STP TE			
✓ Kilmarnock Associates	468	No Comments	
DED DEPRM RP STP TE			
✓ Automaster, Inc.	469	No Comments	
DED DEPRM RP STP TE			
✓ Douglas And Mary Holschneider	470	No Comments	
DED DEPRM RP STP TE			
✓ Reisterstown Bible Church	471	No Comments	
DED DEPRM RP STP TE			
✓ Pikesville Partnership	472	No Comments	
DED DEPRM RP STP TE			
✓ Baltimore Gas And Electric Company	475	No Comments	
DED DEPRM RP STP TE			
✓ Charles R. Carroll	476	No Comments	
DED DEPRM RP STP TE			

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
JULY 6, 1992
(410) 887-3353

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 92-435-A
LEGAL OWNER: KILMARNOCK ASSOCIATES
LOCATION: 18 W AYLESBURY ROAD

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

TUESDAY, AUGUST 11, 1992 at 9:00 a.m. in RM. 118, COURTHOUSE.
IN THE BALTIMORE COUNTY, TOWSON, MARYLAND 21204.

Lawrence E. Schmidt
Lawrence E. Schmidt

ZONING COMMISSIONER
BALTIMORE COUNTY

cc:

Baltimore County Government
Zoning Commission
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204
June 17, 1992
(410) 887-4386

John B. Gontrum, Esquire
814 Eastern Boulevard
Essex, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
E/S W. Aylesbury Road, 55' N of the c/l of Fox Tail Road
(18 W. Aylesbury Road)
8th Election District - 4th Councilmanic District
Kilmarnock Associates - Petitioner
Case No. 92-435-A

Dear Mr. Gontrum:

This letter is to confirm receipt of your letter dated June 16, 1992 and our conversation this date in which you requested a postponement of the above captioned matter which is scheduled for hearing on Thursday, June 18, 1992.

As we agreed, I will place your request on the record at the hearing on Thursday, and you and your client will not be required to attend. By copy of this letter to Gwendolyn Stephens, Docket Clerk, this matter will be rescheduled for hearing as docketing permits and you will be notified accordingly of the new date and time.

In the event you have any further questions on the subject, please feel free to contact me.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Gwendolyn Stephens, Docket Clerk

People's Counsel

File

LAW FIRM
Romadka, Gontrum & McLaughlin, P.A.
814 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE: (410) 686-8274
FAX # 686-8118

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

DONALD H. SHEFFY
NANCY E. DWYER**
ELIZABETH A. VANNI
MARY H. BUCHANAN
SHARON R. GAMBLE

*Also admitted in District of Columbia
**Also admitted in Florida

June 16, 1992

RECEIVED
JUN 17 1992
ZONING COMMISSIONER

Timothy M. Kotroco
Deputy Hearing Examiner
Zoning Office
Old Court House
Towson, Maryland 21204

Re: Krieger Enterprises, Inc.
Case No: 92-435-A

Dear Mr. Kotroco:

As we discussed, I wish on behalf of my client, Krieger Enterprises, Inc. and Kilmarnock Associates, to request a postponement from our case scheduled for Thursday, June 18, 1992 at 11:00 a.m.

We are in the process of negotiating for additional parking with respect to this facility, and this parking negotiation we believe will be very important in determining what variance we ultimately need, if any. We appreciate your courtesy with respect to this matter.

Very truly yours,

John B. Gontrum
John B. Gontrum

JBG/ej

cc: Mr. Eric Krieger

LAW FIRM
Romadka, Gontrum & McLaughlin, P.A.
814 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE: (410) 686-8274
FAX # 686-8118

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

DONALD H. SHEFFY
NANCY E. DWYER**
ELIZABETH A. VANNI
MARY H. BUCHANAN
SHARON R. GAMBLE

*Also admitted in District of Columbia
**Also admitted in Florida

August 10, 1992

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County
Office of Zoning Administration
and Development Management
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No: 92-435-A
Kilmarnock Associates

Dear Mr. Schmidt:

I hereby request that you dismiss the Petition for Zoning Variance Hearing that is scheduled for Tuesday, August 11, 1992 at 9:00 a.m. on the herein above captioned matter.

Thank you for your consideration.

Very truly yours,

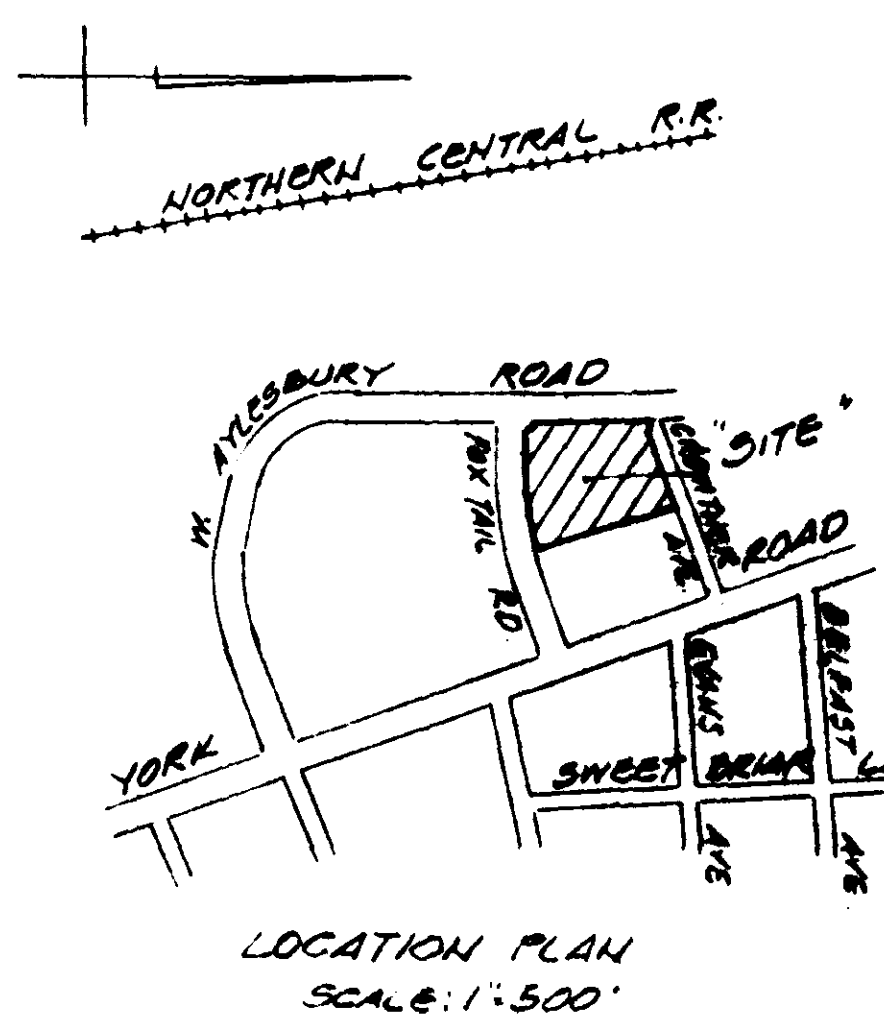
John B. Gontrum
John B. Gontrum

JBG/ej

cc: Mr. Eric Krieger

RECEIVED
AUG 11 1992
ZONING OFFICE





1. AREA OF PROPERTY = 1.96 AC. (85,682 S.F.)

2. EXISTING ZONING OF PROPERTY = "ML-1M"

3. EXISTING USE OF PROPERTY = "OFFICE & WAREHOUSE"

4. PROPOSED ZONING OF PROPERTY = "ML-1M"

5. PROPOSED USE OF PROPERTY = "OFFICE, WAREHOUSE & ATHLETIC CLUB"

6. REQUIRED OFF-STREET PARKING:

A. CHESAPEAKE ENGR. 3,000 S.F. OFFICE @ 3.3/1000	= 2.9
B. PLANTTABLES: OFFICE - 850 S.F. @ 3.3/1000	= 2.8
WAREHOUSE - 15,650 S.F. @ 25MP/MAX. SHIFT	= 2.0
C. CURIOUS CREATION: MANUFACTURING-1000 S.F. @ 25MP/MAX. SHIFT	= 3.0
D. DEAD STORAGE: 14,815 S.F. @ 25MP/MAX. SHIFT	= 2.0
E. PROPOSED GOLD FAMILY FITNESS - 5,000 S.F. @ 10/1000	= 5.0
F. TOTAL REQUIRED PARKING = 69.7 P.S.	= 70 P.S.

7. NUMBER OF PARKING SPACES SHOWN:

A. EXISTING SPACES = 22	
B. PROPOSED SPACES = 16	
C. TOTAL PROPOSED PARKING SPACES	= 38 P.S.

8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.644 OF THE BCCR TO PERMIT A 0' PARKING SETBACK FROM A ROAD R/W IN LIEU OF THE REQUIRED 10' (A VAR. OF 10').

9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.642 OF THE BCCR TO PERMIT 38 P.S. IN LIEU OF THE REQUIRED 70 P.S. (A VAR. OF 32 P.S.)

10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.6 OF THE BCCR TO PERMIT PARKING ON A DRIVE IN LIEU OF AN AISLE.

11. ANY SIGN(S) SHALL CONFORM WITH SECTION 413 OF THE BCCR AND ALL ZONING POLICIES.

12. F.A.R. PERMITTED = 85,682 x 3 = 257,046 S.F., EX.F.A.R. = 42318 S.F. (0.67)

13. PUBLIC UTILITIES AVAILABLE TO SITE.

14. PROPERTY ORIGINALLY ZONED "ML" - 12-S-62, CASE #5708.

92-435-A

468

PLAT TO ACCOMPANY PETITION
FOR

VARIANCES

*18 W. AYLESBURY ROAD

BTELECT 2 ST BALTIMORE COUNTY, MD.
SCALE 1/4" = 30' MAY 5, 1992

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

